

Site Nomination Form – City of Jackson

Project Title:			
Name of Applicant:	Performance Automotive Inc		
Address:	3380 E Michigan Ave		
City:	Jackson MI	Zip Code:	49202
Contact Name:	Tim Stone, President		
Telephone:	517-783-2627	Fax:	517-783-3065
E-mail address:	cell 206-0400		
SITE DESCRIPTION			
Site name:			
Site Owner Name:	Quality Transmission Parts Rep LLC / In Bankruptcy		
Owner Address:			
Parcel Number(s):	1-015100000		
Parcel Size:			
Site Address(es):			
<i>Attach location and site boundaries on a street map and assessor's map</i>			
Existing Zoning:	I-1		
Current use and activity:	VACANT		
If owned by applicant, how was the property acquired and date of acquisition:			
Not owned - Property is held by bankruptcy trustee.			
If not owned by applicant, contractual relationship with the owner that allows this work to proceed, and role of owner in the work:			
Conditional offer accepted by Bankruptcy Courts yet to be approved by us.			
What is the intended use of the property? (including splitting of parcels, conversion for commercial development, etc.)			
Aftermarket automotive parts wholesale distribution.			
What is the timeline for commencement and completion?			
Three to Six months.			
Is the existing zoning appropriate for the intended use? YES <input type="checkbox"/> NO <input type="checkbox"/> If No, plans to address that issue.			
I-1 Light Industrial			

NOMINATION CRITERIA INFORMATION

Is the applicant responsible for contamination? - YES ☐ NO ☒ Note: An applicant may not be the party responsible for the contamination.

Is the site known or assumed to be contaminated with hazardous or petroleum substances? - YES ☒ NO ☐
On what is this determination based?: Visible petroleum distillates on floor, previous use in transmissions, surrounding property usage

Why is the site considered a Brownfield (including operational history): Previous use included transmission disassembly, remanufacturing of torque converters, and alcoholic beverage distribution

If known, environmental concerns/threats to human health and environment: Based on previous usage, probable petroleum distillates.

If known, what media is impacted, specifically surface water or groundwater contamination? Needs evaluation.

EVALUATION CRITERIA INFORMATION

Will site development include residential units? Describe number and type.
No.

Describe potential permanent job creation or retention (include average wage for each): Initially, 15 to 19 Jobs at 25k + benefits, 25 after 12 mos, 30 at 24 months.

What is the total estimated financial commitment to this Brownfield project? (list estimated construction and renovation costs, infrastructure improvements, and personal property to be included)
Not including property acquisition or inventory, \$100k. Inclusive; 1.2 million.

Has a Developer Been Selected? - YES ☐ NO ☐ If Yes, who and what projects have they completed? If not, when? Will self-develop - we've been in business 37 years, and run 5 stores throughout Southern Michigan.

Will the project be a catalyst for other projects in the area? Is yes, please describe: It will improve an abandoned property, bring jobs and customers to a depressed area of town, attract investment & support from major corporations.

Is the property considered Functionally Obsolete or Blighted as defined by Act 381? Yes. Utilities/Plumbing/heating has been rendered ineffective so that property is unfit for intended use.

OTHER INFORMATION

Describe other incentives that will be applied for in order to complete this project (such as IFT, OPRD, Renaissance Zone, Smart Zone, etc):

DDA facade grant 50/50 match \$15,000 max

If available, are you intending on pursuing Brownfield Tax Credit incentives? - YES ☒ NO ☐

Describe how use of grant funds will benefit the development or the community:

Remove a delinquent property from tax rolls, occupy and improve an abandoned building bring jobs! investment into a downtown industrial area. Jobs will include benefits for all full-time employees, and allow us to invest! support Jackson.

Are there any on-going or anticipated environmental enforcement actions on the property?

Needs evaluation.

Other information that may be useful in considering your application:

With the downsizing of the big 3 and closure of 500,000 dealership service bays, Performance automotive is poised to provide aftermarket Auto Parts for a segment of the Economy that will be rapidly expanding.

For JBRA Use Only

Site #

What are the estimated additional total taxes to be generated from this development?

EVALUATION

Total job creation and/or retention or residential development. Rank: H ☐ M ☐ L ☐

The impact of private investment and future tax revenue. Rank: H ☐ M ☐ L ☐

The developer's credentials and ability to accomplish the project. Rank: H ☐ M ☐ L ☐

The project is a catalyst for other development. Rank: H ☐ M ☐ L ☐

The property is Functionally Obsolete or Blighted (as defined by Act 381). Rank: H ☐ M ☐ L ☐